

**REPORT - PLANNING COMMISSION MEETING
July 24, 2003**

Project Name and Number: St. Anne's Church (PLN2003-00232)

Applicant: Reverend Carol Cleland for St. Anne's Episcopal Church

Proposal: To consider a Conditional Use Permit to allow the construction of a new 4,395 square foot church building and expansion of an existing church facility, and to allow child daycare/nursery services within existing structures.

Recommended Action: Approve, based on findings and subject to conditions.

Location: 2791 Driscoll Road in the Mission San Jose Planning Area.

Assessor Parcel Number(s): 525-0016-002-05

Area: 2.35 Acres

Owner: St. Anne's Episcopal Church

Agent of Applicant: Patricia Centeno, Van Meter Williams Pollack Architects

Consultant(s): Dan Morris, Merrill + Befu Associates (Landscape Architect)
Berry Williams, BKF (Engineer/Surveyor)

Environmental Review: This project is categorically exempt from CEQA review per Section 15332, In-Fill Development Projects.

Existing General Plan: Medium Density Residential, 6.5-10 Units per Acre

Existing Zoning: R-2, One- and Two-Family Residence District

Existing Land Use: Existing Church

Public Hearing Notice: Public hearing notification is applicable. A total of 81 notices were mailed to owners and occupants of property within 300 feet of the site. The notices to owners and occupants were mailed on July 14, 2003. A Public Hearing Notice was delivered to The Argus on July 9, 2003 to be published by July 14, 2003.

Background and Previous Actions: The site is currently occupied and used as a religious facility, approved under conditional use permit U-66-43 on July 11, 1966. Planned District P-2000-9 (and an accompanying General Plan Amendment) was approved by the City Council on May 23, 2000, and allowed the subdivision of the site and the construction of 51 units of affordable housing on the new, rear parcel.

Project Description: The proposed project consists of the construction of a new 4,395 square foot church building, which would be primarily use as the worship space, and the retention and future conversion of the two existing church structures of 3,200 and 1,450 square feet to child daycare facilities, and phased site and landscaping improvements.

The applicant is proposing to phase the construction of the project. Phase I would consist of site improvements including most paving and circulation areas, general landscaping with a focus at the front of the site (visible from Driscoll Road), and the construction of the new building. Phase II, to be completed as funds allow (and when a child daycare service tenant is secured), would consist of the interior tenant improvements of the existing two buildings to building code standards for child daycare facilities (with a maximum of 70 students), possible minor exterior work for handicapped access and minor aesthetic upgrades, and completion of the remainder of the site improvements as well as upgraded landscaping.

Project Analysis:

- **General Plan Conformance:** The existing General Plan land use designation for the project site is Medium Density Residential, 6.5-10 Units per Acre. The following General Plan Goals, Objectives, and Policies are applicable to the proposed project:

Policy LU 1.1 Schools, Childcare Centers, Public and Semi-Public Facilities (e.g., churches) and Nursing Care Facilities... may be allowed...

The church use at the site already exists and is compatible with the surrounding neighborhood. Additionally, the proposed child daycare service will provide a needed service to local residents. The proposal is consistent with this General Plan policy.

Policy LU 1.11 Appropriate transitions shall be encouraged between higher density residential areas and lower density areas, and between commercial areas and lower density residential areas.

The recently approved 51 unit deaf senior project at the rear of the site (P-2000-9) is at a higher density than most of the surrounding, single-family neighborhood. The proposed church expansion, with its open space and landscaping, additional parking supply, and physical location, will serve as an appropriate buffer and transition between nearby uses.

- **Zoning Regulations:** Section 8-2703(e) requires a Conditional Use Permit, reviewed by the Planning Commission, for the expansion of the existing religious use. Additionally, Article 21.3, Special Provisions Applying to Miscellaneous Uses is applicable to the proposal, and establishes minimum requirements for review by the Planning Commission. The proposed project meets or exceeds all requirements of Article 21.3, including a minimum lot size of two acres, minimum open space of 25 percent, and yard and setback requirements.
- **Parking:** Required parking for the religious use is one space for each five seats in the main hall or room of the facility (Section 8-22003(b)(2)(h)(1)). For halls without fixed seats, as is proposed for this project, each seven square feet of floor area is defined as equivalent to one seat (Section 8-2190). Sixty-three spaces are required for the church use, and the applicant has proposed seventy spaces (six of which are jointly used as parking for the adjacent project). The proposed child daycare use is ancillary to the primary church use, and does not require additional parking. This is appropriate given the different peak hours and parking demands of each use (e.g. Sundays and evenings for the church, weekday mornings and afternoons for the daycare). The proposed project meets applicable parking requirements.
- **Circulation/Access Analysis:** The project site will gain access from two points off of Driscoll Road, identified as an arterial road in the General Plan. The new, main access drive at the east corner of the site will be improved as part of the previously approved P-2000-9, and the existing entry at the south corner of the site will be improved and upgraded as part of the proposed project.

Also as part of the previously approved P-2000-9, the majority of the parking lot will be improved. This includes new surfacing, curbs, and landscaping at the northwest edge, southwest edge, and the center island. The remainder of the parking and circulation system will be improved as part of this project, in phases. Phase I will improve all necessary onsite curbs, drainage facilities, etc., with only minor areas of the drive aisle and parking lot left without curbs. These areas already exist, and are "legal non-conforming" in that they do not meet current standards but did when they were built, and thus are legal. With the change of use from the existing church buildings to child daycare facilities as part of Phase II, the remaining portions of the parking lot and any additional landscaping will be required to be brought up to full, current City standards (condition B-1). City Engineering staff has reviewed the proposed plans and found them in conformance with City standards and policies.

Design Analysis:

- **Architecture:** The proposed architecture of the site is a modern design, and was designed to be compatible with the recently approved project at the rear of the site while “merg[ing] the residential scale of the neighborhood with the needs of the Parish to have a building that is more monumental in scale” (applicant’s Statement of Proposed Operations and Design Concept, enclosed). To this effect, the architect has utilized typically residential building materials, such as both horizontal and board and batten siding, composition shingle roofing, wood trellises and details, and vinyl windows. However, the architect has also proposed more modern materials in specific locations to reinforce the use of the building as a church, including full height aluminum window systems at the Driscoll Road elevation, a standing seam metal roof, and the formal central massing with symmetrical lower wings. Modern details are consistently provided through the building, including the square windows and vents, the minimal eaves, the streamlined guardrail and trellis designs.

Phase II of the project consists of primarily interior tenant improvements of the existing buildings, to meet building codes for the change of occupancy to serve child daycare facilities. Minor architectural changes may be proposed, such as painting, replacing stairs and/or providing handicapped access. Staff has conditioned that any such future changes be subject to review and approval at that time, and that any exterior modifications be compatible with the proposed new structure and the approved development at the rear of the site (condition B-1).

- **Landscaping:** Required landscaping is to be installed as part of Phase I for the project. Four large, existing oak trees (planted as part of the original church construction) are to be preserved (condition C-2), and the remainder of the planting is designed to complement the largely native, natural, existing planting onsite. This includes hydroseed grass plantings on the majority of the site, with more formal, decorative planting between the existing and new building and along Driscoll Road and the site entrances. When combined with the required installation of the street trees along Driscoll Road, this will allow for a more formal site appearance from the public right-of-way, while still allowing native, water efficient plantings at the less visible, interior portions of the site. Additionally, because Phase II of the proposal includes the incorporation of play yards for the child daycare facilities, using hydroseed grass planting in the interim allows for easier future conversion of the area without substantial removal of trees or other larger plantings.

The applicant has also indicated that the Church will install additional site improvements independently, as time and money allow and as shown on the provided informational sheet. These improvements include, but are not limited to, the construction of an orchard/memorial garden and additional path system at the north of the new building (between the building and the drive aisle), a trellis at the central courtyard, and a symbolic labyrinth at the same area. These are all desirable features that will increase the overall quality of the site, however, due the cost concerns of the applicant and as a result of the fact that such improvements will not generally be visible by the public, staff is not requiring their construction and they are not shown on the plans provided for formal action.

- **View Impacts:** The project site is generally flat, and most other parcels in the area are already developed. The proposed church building has a maximum height of thirty feet, which is the same permitted for any single-family residence. Additionally, as part of this project (in addition to the recently approved 51 unit project at the rear of the site), the currently underutilized site will be completely improved with parking and circulation areas, landscaping, etc., in addition to the proposed buildings, and will generally improve the overall appearance of the area. The project will not have any negative view impacts.

Applicable Fees:

- **Development Impact Fees:** This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, capital facilities, and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Waste Management: This project involves institutional construction, and it shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste

generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials. The proposed trash enclosure will be required to be enlarged and modified according to included conditions of approval (condition B-3), subject to review and approval during the Development Organization process.

Environmental Analysis: This project is categorically exempt from CEQA review per Section 15332, In-Fill Development Projects.

Response from Agencies and Organizations: No responses from interested parties had been received at the time of publication of this report.

Enclosures: Exhibit "A" Site, Architecture, and Landscape Plans
Exhibit "B" Conditions of Approval
Applicant's "Statement of Proposed Operations and Design Concept" (Informational)
Rendered Site Plan (Informational)

Exhibits: Exhibit "A" Site, Architecture, and Landscape Plans
Exhibit "B" Conditions of Approval
Exhibit "C" Color and Material Sample Board
Rendered Site Plan (Informational)

Recommended Actions:

1. Hold public hearing.
2. Find PLN2003-00232 categorically exempt from CEQA review per Section 15332, In-Fill Development Projects.
3. Find PLN2003-00232 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapter as enumerated within the staff report.
4. Approve PLN2003-00232, as shown on Exhibit "A", subject to findings and conditions on Exhibit "B".

Exhibit "B"
Findings and Conditions of Approval for PLN2003-00232
St. Anne's Church – Conditional Use Permit
2791 Driscoll Road

The conditions below are made on the basis of information contained in the staff report and information from the public hearing to the Planning Commission dated July 24, 2003, incorporated herein by reference:

FINDINGS:

- a. The use is consistent with the General Plan designation for the site, because the land use, a church and a child daycare facility, is conditionally permitted on property designated Residential on the General Plan.
- b. The site is suitable and adequate for the proposed use because the facility design and operation conforms to ordinance requirements for the zoning district and is subject to conditions of approval that will ensure the use does not have an adverse impact on the site.
- c. The proposed use and design would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, on the planned level of service of the street system or on other public facilities or services because the project does not directly impact or affect any such facilities. Sufficient parking is provided, points of ingress-egress are properly located, and adequate fire fighting equipment access and facilities are available. The site is adequately designed to accommodate all identified means of circulation.
- d. The estimated economic effect of the proposed use on nearby uses is not adverse because nonprofit church and child daycare facilities support the community.
- e. The proposed use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood, or the community at large because the facility is properly regulated with adequate parking, and would not create nuisances or degrade the environment and is designed to limit impacts on surrounding residents.
- f. The design of the project is compatible with existing and proposed development in the district and its surroundings because the proposed project is designed to be compatible with adjacent residential uses in terms of material, scale, and location.
- g. The project will conform to the provisions of Article 27 (Site Plan and Architectural Approval) of the Zoning Code.

CONDITIONS OF APPROVAL:

General Conditions:

- A-1 The project shall conform with Exhibit "A" (Site, Architecture, and Landscape Plans), Exhibit "D" (Color and Material Sample Board), and all conditions of approval set forth herein.
- A-2 This Conditional Use Permit supercedes all previous Conditional Use Permits, including but not limited to U-66-43.
- A-3 Plans shall be submitted to the Development Organization for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.

- A-4 Minor modifications to the times of operation, as well as the building design/location, elevations, and other elements of Exhibit "A" may be allowed, subject to the approval of the Assistant City Manager, if such modifications are in keeping with the use, intent, and architectural statement and design of the original approval.
- A-5 If the Assistant City Manager finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
- A-6 The project shall be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, capital facilities, and traffic impact. These fees shall be calculated at the rate in effect at the time of building permit issuance.
- A-7 The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The plans will also include storm water quality measures for operation and maintenance of the project.
- A-8 The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.
- A-9 The project plans shall include erosion control measures to prevent soil, dirt, debris, or other pollutants from entering the storm drain system during and after construction, in accordance with the practices outlined in the Association of Bay Area Governments Erosion and Sediment Control Handbook, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer during the Development Organization process.
- A-10 This Conditional Use Permit (CUP) shall only be issued after the satisfactory completion of all requirements within this document, and shall be subject to the continued enforcement of those conditions identified under 'Operational Requirements'. The CUP shall be issued in two Phases, based on the expansion of the church use and the conversion of the existing buildings to child daycare services, in accordance with approved plans and these conditions of approval.
- A-11 The proposal includes construction in Phases I and II. Any proposal to modify these Phases shall be subject to staff review and approval. If staff determines that the proposal is inconsistent with the Conditional Use Permit approved by the Planning Commission or otherwise not appropriate for the orderly development of the site, staff reserves the right to refer the proposal back to the Planning Commission for review.

During Construction:

- A-12 The property owner shall be responsible for litter control and sweeping of all paved surfaces. All on-site storm drains shall be cleaned immediately before the start of the rainy season, beginning on October 15 each year, subject to the review of the Building/Engineering inspector.
- A-13 The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.
- A-14 Any vehicle or equipment washing/steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Outdoor washing must be managed in such a way that

there is no discharge of soaps, solvents, cleaning agents or other pollutants to the storm drains. Wash water should discharge to the sanitary sewer, subject to review and approval of Union Sanitary District.

- A-15 Construction activities shall be limited to the following hours of operation:
- 7 a.m. to 7 p.m. Monday through Friday
 - 9 a.m. to 6 p.m. Saturday
 - No construction activities allowed on Sunday
- Failure to comply with the above mentioned hours of operation will result in the withholding of inspections.

Architecture, Site Plan, and Engineering Conditions

- B-1 Any future rehabilitation or remodeling of the two existing structures for child daycare facilities or any alternate use (excluding minor rehabilitation for the existing use, e.g. bathroom modifications, accessibility improvements, etc.) will require completion of all improvements shown on Exhibit "A" for Phase II of the project. The following requirements shall apply:
- a. Any such submittal shall be reviewed through the Development Organization, and shall be specifically routed to Engineering, Planning, and Landscape Architecture staff in addition to Building and Fire Department staff for review and approval. At this time, all final improvements shown in Phase II shall be installed, including curb and gutter throughout the site, additional landscaping as required, etc.
 - b. Any such proposal shall include an application for a change in occupancy type for the buildings as appropriate based on applicable codes and policies, and subject to staff review and approval. Such changes in occupancy type may require significant building upgrades.
 - c. Any exterior changes to the existing structures must be designed and constructed to be compatible with the new church facility and the approved development at the rear of the site (P-2000-9) in terms of materials, colors, windows, details, etc., subject to Planning staff review and approval. Staff reserves the right to refer any such proposal to the Planning Commission if the proposal is found not to be compatible with the church building or the adjacent development.
 - d. As part of any proposed child daycare enclosures, the applicant shall submit a fencing plan and elevations for review and approval as part of such a proposal. Any fencing shall be decorative in design and compatible with the overall architecture of the project.
 - e. Any outdoor play equipment installed shall be in conformance with Federal Consumer Product Safety Commission guidelines. Play equipment shall be located as far away as possible from neighboring residential properties. Prior to the release of building for occupancy, applicant will submit a letter to the City of Fremont certifying that the project is in compliance with California Code of Regulations §65730 (Title 22, Division 4, Chapter 22, Article 2) Assembly and Installation of Playground Equipment
- B-2 Both existing and proposed roof drain downspouts should be 'disconnected' where possible to allow roof runoff to drain to a landscaped area prior to entering storm drain system.
- B-3 The trash and recycling enclosure is required to be screened from adjacent properties and public rights of way (FMC Section 8-22155). The trash enclosure must be built to screen the containers from view. The minimum size for an enclosure, based on the size of this facility, is 48 square feet, and the proposed enclosure shall be enlarged to meet this standard. The enclosure may require relocation within the central parking island area, subject to review and approval during the Development Organization process.

- B-4 All mechanical equipment, including air conditioning units and PG&E meters, shall be screened from view, subject to review and approval during the Development Organization process.
- B-5 Any proposed exterior lighting shall be designed to match those of the adjacent development (P-2000-9).

Landscaping

- C-1 A landscape plan shall be submitted indicating full details regarding (1) paving materials and textures of walkways, (2) lighting of walkways and driveways with low intensity, non-glare type fixtures, (3) screening of driveways and parking areas, and (4) landscaping of site and parkway areas.

As part of the landscape plan, the applicant shall submit to the Development Organization:

- 1) An underground irrigation plan.
 - 2) Weed control specifications.
 - 3) A lighting plan for the illumination of the building, driveways and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
 - 4) Construction details of raised planters, walkways, paths, benches, walls, fences, trellises, and other architectural features as appropriate.
 - 5) City of Fremont standard tree preservation notes.
- C-2 The existing oak trees onsite, as identified on approved plans, shall be preserved. City of Fremont standard tree preservation notes shall be shown on all submitted plans as appropriate. Trees required for preservation that are removed or damaged during construction shall be mitigated with a minimum 84" box size tree subject to the approval of the City Landscape Architect and compliance with the provisions of the Tree Preservation Ordinance.
- C-3 Except as modified herein, landscaping shall be provided as shown on the proposed Phasing plans of Exhibit "A".
- C-4 All street trees shall be minimum 24" box size tree.
- C-5 All plants will be a minimum 1-gallon size, except for hydroseed. No flats or jumbo packs are allowed.
- C-6 A 48" box Quercus Agrifolia will be planted to replace a previous, unpermitted tree removal.
- C-7 Applicant shall provide shrub or ground cover planting under trees along south and west property lines (Senior Housing Complex PLN2003-00164) as part of Phase I work.
- C-8 During Phase I irrigation system installation, provide sleeving to Phase II parking lot islands and planters and to the Senior Housing Complex landscape planters for future transferring and transition.
- C-9 Parking lot lights in planters shall be reviewed for potential conflicts with trees. Lights may need to be relocated.
- C-10 Open space area designated for future phases on the plan shall be planted with grasses, hydroseed grasses, or groundcovers and spray irrigated. Hydroseed is required to be "thriving and viable" prior to the issuance of occupancy, subject to the review and approval of Landscape Architecture staff. Trees are not required in this area due to stated preference to expand development in the area in the future. FMC 8-22706 all areas not otherwise occupied by structures or paved areas shall be landscaped and irrigated by an adequate irrigation system.

- C-11 All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that can contribute to runoff pollution.

Fire Prevention

- D-1 The applicant shall meet all requirements of applicable fire codes and all local amendments.
- D-2 The applicant may be required to install at least one additional fire hydrant, subject to staff review and approval. Additional hydrants may be required depending on location of the Fire Department connection to fire sprinkler systems. Fire hydrant spacing requirement is 300 feet, measured as the fire engine travels on all-weather surfaces.
- D-3 The applicant shall provide required fire flow (hydrants) on site prior to construction or storage of combustible materials. C.F.C 903.2 & Appendix IIIA. Fire hydrant jumper lines must be at least 6 inches in diameter. This must be completed and inspected before any construction or material storage will be allowed.
- D-4 The applicant shall install an automatic fire sprinkler system and a premise protect fire alarm system in the buildings for fire protection purposes. Waterflow and control valves must be monitored by a central alarm monitoring system and central station. The monitoring system shall have a smoke detector placed over the fire panel, a pull station, and an audible device located in a normally occupied location.
- D-5 Address must always be visible from the public street.
- D-6 The applicant must immediately notify the Fremont Fire Department, Hazardous Materials Unit, of any underground pipes, tanks or structures, any suspected or actual contaminated soils, or other environmental anomalies encountered during site development activities. Any confirmed environmental liabilities will need to be remedied prior to proceeding with site development.

Operational Requirements

General requirements:

- E-1 The property (including landscaping) must be continuously maintained in a healthy and attractive condition free of weeds and debris, in accordance with the approved plans. Dead and or dying plant materials shall be replaced with healthy specimens as necessary. The property owner shall be responsible for litter control and sweeping of all paved surfaces. All on-site storm drains are to be cleaned immediately before the commencement of the rainy season (October 15).

For the religious use (Phase I):

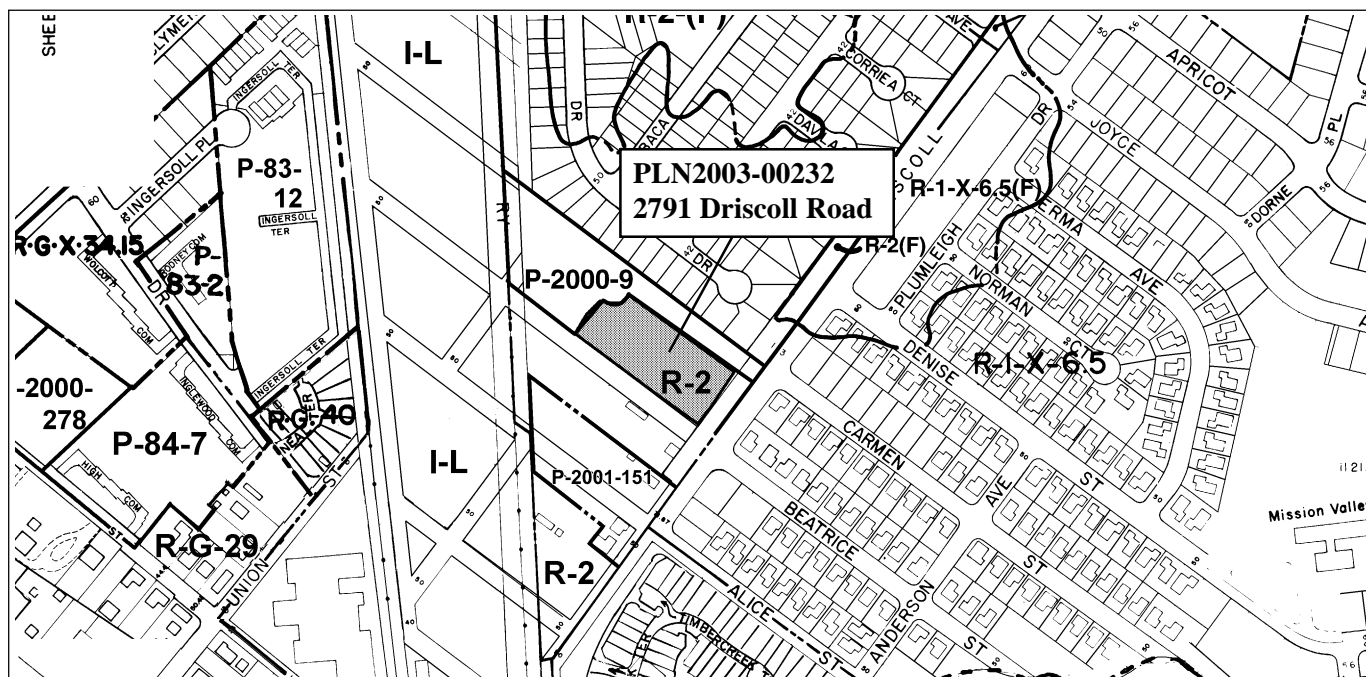
- E-2 This Conditional Use Permit allows for a church facility with a maximum occupancy in the main room of 320 persons.
- E-3 Operation hours and activities for the religious use are not restricted at this time, however, if the Assistant City Manager finds evidence that the hours of operation or uses has or have resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

For the child daycare or other use (Phase II):

- E-4 This Conditional Use Permit allows for a child daycare service with a maximum occupancy no greater than 70 children. The proposed child daycare facility, or any other new use locating in the two existing buildings, shall not commence until an application has been made for necessary permits in conformance with applicable codes and policies and the conditions of approval of this project, specifically condition B-1.
- E-5 Operation of the child daycare facility is subject to all licensing requirements of the State of California and any applicable Federal laws. If the Assistant City Manager finds evidence that the operation of the day car facility is not in compliance with state or federal licensing requirements, or finds evidence that the hours of operation or uses has or have resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
- E-6 Child daycare hours of operation shall be between 7:00 a.m. to 7:00 p.m. Monday through Friday. Outdoor play activity in the play yard shall be limited to 9:00 a.m. to 6:00 p.m. Monday through Friday. The Assistant City Manager may expand these hours of operation based on a written request by the applicant if he/she finds that it will not have a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property.
- E-7 Any owner or operator of the child daycare facility shall develop and enforce the provisions of a Traffic Management Plan, which includes but is not necessarily limited to:
- a. Providing parents/guardians with a written advisory and diagram that details the protocols for entering, dropping-off, picking up, parking and exiting the site. Parents/guardians shall acknowledge (in writing) that they have read and will abide by the provisions of the advisory.
 - b. Scheduling appointments with teachers/administrators during off-peak periods.
 - c. Providing a staff person to supervise and direct the drop-off and pick-up of the children, daily.
 - d. Utilizing transit and vanpool services to transport children to and from the facility.

If the Traffic Management Plan provisions are not adequately addressing traffic and circulation needs, the City may request additional measures be implemented to assure that traffic and circulation flows freely both on site and on Driscoll Road.


INFORMATIONAL



Existing Zoning




Existing General Plan

Project Number:	PLN2003-00232 (CUP)
Project Name:	St. Anne's Church
Project Description:	To consider a Conditional Use Permit to allow the construction of a new 4,395 square foot church building and expansion of an existing church facility, and to allow childcare/nursery services within existing structures in the Mission San Jose Planning Area.
	

Note: Prior arrangements for access are not required for this site.



1" = 500'



0' 500'